

Champaign County Preservation Alliance

30TH ANNUAL

Historic Home and Garden Tour

June 22 & 23 in Urbana



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HISTORIC HOME & GARDEN

30TH ANNUAL TOUR





URBANA, OHIO

JUNE 22 & 23, 2024

SATURDAY & SUNDAY 10:00 AM - 4:00 PM

TICKETS \$20
 AVAILABLE ONLINE **MAY 12**
 TICKET LOCATIONS LISTED ONLINE AVAILABLE **MAY 30**
DAY OF EVENT @ WELCOME TENT ONLY

WELCOME TENT: REAR OF 205 S. MAIN STREET
 TOUR IS **NOT** HANDICAP ACCESSIBLE

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Welcome to the 30th CCPA Historic Home and Garden Tour

“On behalf of the Champaign County Preservation Alliance, welcome to the 30th Annual Historic Home and Garden Tour to be held June 22-23 from 10 a.m. to 4 p.m. each day. The tour focuses on the older homes, and churches in the community and the goal is to demonstrate the adaptability of these structures to the needs of today’s world!” said Sandy Gonzalez, event chairman.

We are excited to share four beautiful homes, two private gardens, a 1919 bungalow undergoing restoration, the community gardens, The Episcopal Church of the Epiphany and the Champaign County Historical Museum. In

addition, the newly opened Johnny Appleseed Educational Center and Museum and the newly planted gardens in the Freedom Grove Park are open for exploration! Don’t miss the opportunity to learn more about the history of Urbana and the recognition of our veterans!

Visitors will experience a showcase of assorted styles, sizes and architectural features throughout the tour sites. From the oldest home built in 1838 to the “modern” home built in 1973, you will discover how the homes have been adapted to meet the needs of today’s families. Marvel at the creativity of the homeowners – how to fit new bath-

rooms in repurposed small alcoves, how to create amazing living space in an unused third floor, and how to enhance the experience of outdoor living with beautiful landscaping and an inground pool.

Unusual features include a home with eight fireplaces and one with an awesome third floor living space! The most unusual feature this year is a home with the grave of the original owner’s father-in-law tucked in the side yard! This is a “first” for our Tour! Regardless of the age or size of the homes, you will see how the homeowners have made a “new home” for their families!

Gardens are always a favorite and stepping into the Blue and McLaughlin gardens will take you into a profusion of color and scent. Take a moment to relax and explore the beautiful flower beds and assorted plantings. Don’t miss the Community Gardens and the 33 individual beds with a huge assortment of flowers and vegetables. In Freedom Grove Park, view the monuments honoring fallen soldiers and veterans from past wars. In addition to the garden beds, a twisted iron beam from one of the fallen World Trade Center Towers is displayed. This iron beam withstood the

See WELCOME | 4

Thanks to our sponsors

The 30th. Annual Historic Home and Garden Tour is made possible by the generous support of the entire community. The benefactors, site sponsors, local merchants and donors play an important role in the success of the Tour. The Tour is the major fundraiser for the CCPA and also serves as a tourism vehicle, bringing 1,000-1,200 visitors to Champaign County during the weekend.

Continuing this year as Benefactors are The Peoples Savings Bank and The V. Patrick Hamilton Group – RE/MAX ALLIANCE. Returning Site Sponsors are Champaign County Visitors Bureau, Dusty Hurst/ Realtor Berkshire Hathaway Home Services, Henderson Land Investment, Jerome Armstrong/Edward Jones Financial Consultant, Set N' Stone Monuments and Urbana /Darby Dental Smiles.

The CCPA greatly appreciates the commitment of the benefactors and site sponsors and feel it is important for the public to recognize the support given to this event by the community businesses. "We are indebted to them – they make the tour possible – we hope this is a rewarding experience for them and we thank them for

their generous support!" said Sandy Gonzalez, event chairman.

Donations by local merchants and professionals also support the project. Businesses such as Civista Bank, Farmers and Merchants Bank, Mercy Health-Urbana Hospital, Memorial Health, Park National Bank and Sellman Insurance are CCPA's Special Friends. Others support by purchasing ads in the program book allowing us to share extensive information in the book.

The Urbana Daily Citizen provides excellent coverage before, during and after the event. They also publish this special tab which is a complete "picture" of the upcoming event. We feel this tab is a comprehensive advertising tool that has greatly increased our local traffic and our thanks go out to the UDC for their generous support!

Bell's Flowers and Ethel's Flowers create beautiful arrangements to enhance the homes' beauty and add to the ambiance of the tour. "We realize this requires a lot of work and expense and we are grateful for their help," said Gonzalez.

Café Paradiso, In Good Taste Catering, and Farmer's Daughter

restaurants contribute to the success of the tour by providing a breakfast meeting where the homeowners and the tour committee can exchange information. This provides an important opportunity for communication between the organization and the homeowner.

The donations not only support the activities and projects of the CCPA, but, also, make an investment in the community as many of the out-of-town visitors return to Champaign County to enjoy the unique shops, great restaurants, and the many activities and attractions in the area. Directly benefiting the community are the CCPA Matching Façade grant

programs, which offer matching grant awards to Champaign County residential and commercial properties who make remarkable improvements to their building facades. Improving the exterior of the property beautifies the neighborhoods and draws newcomers to the area.

"We hope the sponsors, donors, and advertisers realize the impact their dollars have on the community. It would be impossible to produce an event of this size without the support of the community. We are grateful to our local businesses and professionals for their cooperation and monetary support of our project," said Gonzalez.

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NANETTE BLUE GARDEN, 433 WASHINGTON AVE.

This beautiful garden at 433 Washington St. is the well-tended project of owner, Nanette Blue.

Although the tidy Victorian farmhouse is not on the tour, it has had some interesting occupants over the years. It is located in the Mary Ryan addition, the survey of which was recorded in 1866. On the lot in 1896, P.W. Young had a soft drink bottling establishment, where he made cherry phosphate, raspberry soda and pink creme.

He had moved on to a location at Orange and Light St. by 1913 when the house was built on the east side of the lot. Edward and Martha Bunnell lived at the address in the early years, and were the proprietors of Monumental Works, founded in 1868. Many of the headstones in Champaign County cemeteries were carved by workers from this establishment. Mr. Bunnell was a musician and member of the Urbana Band, that made a tour of the United States.

By 1929, Mr. Bunnell had died, and the home had a succession of owners until it was purchased by Nanette Blue in 1990. She has made many improvements to the property, and her garden is a place to relax and enjoy the beautiful blooms. A lot of sweat equity has been poured into these gardens over the years, as she has dug up the big beds, painted half of the house on her own, planted all of the trees, installed the brick sidewalk and roofed

the shed with cedar shingles—and all of her hard work shows! She has watched each plant carefully over the years and made meticulous container gardens to intersperse throughout the landscape. Note Nanette's love of the color purple and of bicycles—both are featured throughout her garden in several ways. This garden was featured on the 1993 and 2012 Historic Home and Garden tours and it is amazing to see how it has evolved through the years!

Welcome

From page 2

most horrific attack on American soil that took the lives of 2,973 innocent people.

Housed in a previous children's home built in 1912 is the Champaign County Historical Museum, residing in a home built in 1880 is The Johnny Appleseed Educational Center and Museum and the home of the Episcopal Church of the Epiphany dates to 1849. These are examples of historic structures preserved and surviving the test of time!

The Episcopal Church of the Epiphany is the perfect site to take a break, cool down and enjoy a delicious tea. Tea sandwiches, sweets and beverages will be served from 1:30 – 3:30 on Saturday. In the spirit of the historic nature of the tour, the 11 a.m. service on Sunday will be a Downton Abbey-inspired Morning Prayer service, using hymns, prayers, and language from that era. The Church will open for touring at 12 p.m.

The tour is truly a community event. It will require 186 volunteers to host the homes and gardens for the weekend and additional volunteers will help in the museums, church and gardens. In addition, the fifteen member tour committee has worked since March to ensure a successful weekend and will be working various positions tour weekend.

“We are blessed to have such a great committee and supportive community – we applaud their efforts and offer a sincere thank you.” said Gonzalez.

Tickets are \$20.00 and available online at www.ccpapreserveohio.org. On tour week-end, all tickets will be sold at the Welcome Tent, behind the city municipal building, 205 S. Main Street. Presale tickets can be exchanged for the ticket booklet at the tent and a “drive-up” feature is available for your convenience.

The CCPA was created to encourage historic preservation and creative reuse of existing structures in Champaign County. The tour illustrates the success of this goal and we believe this strengthens our neighborhoods, businesses, and community.

“A special thank you to the homeowners who are gracious enough to open their homes and gardens and to the generous sponsors and advertisers who support our efforts and make the tour possible. A big thank you to the hundreds of volunteers who serve as hosts throughout the weekend... we could not do it without your help!

The articles on the home and garden tour sites in this tab were written by Emily Huffman and photos were taken by Alex Schenkel... an awesome job they did!! Finally, a special thank you to them and the entire tour committee who have worked months to make this happen – you are the very best!” said Gonzalez



CHAMPAIGN COUNTY COMMUNITY GARDENS, 222 E. MARKET ST

The Market Street Community Garden was established in 2010 through a grant written in conjunction with the Champaign County Library, The Activate Champaign County committee of the YMCA, OSU Extension and the Champaign County Master Gardeners. The purpose of the garden was to educate the community about healthy eating and growing their own vegetables. There are currently 33 plots that are rented on an annual basis. Rent in 2024 was \$25 per bed. Gardeners grow vegetables and flowers in their beds, mostly annuals but some perennials such as tulips, strawberries and rhubarb can be found in our beds. One

of the areas of the garden is maintained by one of our gardeners as a Monarch Way Station to help increase the monarch butterfly population. The gardeners have access to garden tools, seed, a wheelbarrow, lawn mower and weed trimmer that can be used as needed. The Champaign County Master Gardeners coordinate the rental of the beds, maintenance of the gardens and activities held in the garden. The City of Urbana provides the water service to the gardens and the YMCA helps to facilitate the payments for renting the beds. We are happy to be making garden space available to gardeners who do not have a space of their own to grow

a garden.

The Master Gardeners host garden groups for tours and garden talks whenever requested. The current gardeners also get together once a year for "Grilling in the Garden" which is a fun event held each September where we are all able to be together in the gardens to eat and share gardening successes and challenges from the summer just ending.

If you are interested in renting a plot for 2025 please contact Master Gardener Coordinator Marsha Hess at 937-416-9854 (call or text), or email smhess2416@gmail.com.



BRYCE AND KRISTA CARAFA HOME, 104 LAFAYETTE AVE.

Urbana, Ohio was once hustling and bustling with manufacturing, each new factory that moved in meant more growth for the city. Families who owned much of the farmland that surrounded Urbana soon realized that they could sell plots of land to those who were settling in and working around town. Mary Ryan owned a farm on the north edge of Urbana that extended from N. Main St. to E. Lawn Ave., in fact, the Champaign County Auditor's records indicate that her family homestead was located where the house at 104 Lafayette Ave. now sits. Records indicate that Ryan had the farmland surveyed and plotted for the first building lots in 1866.

This home was built around 1900, the secretary and

treasurer of the Barlow & Kent Furniture Manufacturing Company (later called the Urbana Furniture Manufacturing Company, located at N. Oakland and Beech St. in Urbana), L. C. Barlow and his wife, Florence lived here for a number of years. By 1927, Florence was widowed and the home was sold. The next family to have lived here for any length of time was the McKeever Family, who purchased the home in 1957 and owned it until it was sold to Bryce and Krista Carafa in 2020.

The Carafas have a young family (3 girls under the age of 3!) and set out to make this home not only their own, but more accessible for a young family, all while maintaining much of the home's incredible character. Original floors

were revealed to them as they pulled up old carpet, much of the original trim was left in place, and OH! Those incredible, oak pocket doors!

Many touches in the house are from local sources, the record player in the home is from an Urbana music store, Hometown Music, while their bar in the dining room was purchased from an antique shop located off of Monument Square, called Vintage Traveler. The dining room table was crafted by local woodworker, Alder Designs. After all of their wallpaper removal and elbow grease from many family members and friends, this home really feels like a blend of old and new in the best of ways.



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CHAMPAIGN COUNTY HISTORICAL SOCIETY MUSEUM, 809 E. LAWN AVE.

The Champaign County Historical Society Museum is a free museum open to the public. The Historical Society was established in 1934 and moved to its present location in 1972. The collection of more than 15,000 objects, from all areas of the county, includes a one-room jail formerly located in Springhills, buggies manufactured in Mechanicsburg, St. Paris and Urbana, the tomahawk of Shawnee Chief Tecumseh, the work of local artists, and a comprehensive military exhibit. The original structure was built in 1912 as a school, then

was converted to residences in 1924, and eventually into a dormitory in 1929, serving as the Children's Home until its closure in 1958. The two-story building has Colonial Revival porches and wide roof eaves, which were popular features in academic architecture in the early 20th century. Several modifications and two additions have been made to the building over the last 50 years. Currently, interior work is being done to update the facility. The lovely museum grounds, shaded by mature oak

trees, are the site of the annual Ice Cream Social, scheduled this year for July 21; the Picnic on the Lawn, scheduled for August 18; and the 52nd annual Oktoberfest, to be held on October 6. The museum is funded by these events, memberships and donations. We invite the public to participate. The museum is open to the public Tuesday through Friday from 10 a.m. to 4 p.m. and Saturday from 10 a.m. to 2 p.m. Learn more at: www.champaigncountymuseum.org



EPISCOPAL CHURCH OF THE EPIPHANY, 230 SCIOTO ST.

The Church of the Epiphany is one of the oldest Episcopal Churches in western Ohio and is the second oldest church building in Champaign County. The congregation was formed in 1845 and immediately set to work to build a sanctuary. The lot on the northwest corner of Scioto and Kenton was purchased for \$600 and the original part of the church was constructed for \$3600 in 1849.

An architect by the name of Basset, from Lancaster, Ohio, designed the Gothic Revival Church. It features many

of the details associated with the style, including gothic peaked windows, decorative bargeboards and brick vertical buttresses. The original space was a rectangular building extending only as far as the present chancel arch. A high pulpit stood in front of the present chancel arch. The present chancel and altar were added in 1882 as gifts of Mary Nelson in memory of her husband James.

In that same year the stained glass windows were installed. They are made of a rare Belgian glass that is no

longer made. In 2016 the congregation had the windows professionally restored by the Franklin Art Glass Studio of Columbus and are happy to showcase them on this tour. The contemporary "Epiphany Star" window over the front entrance was designed and installed by local artist Carl McCollum in 1987.

Enjoy an afternoon tea in air-conditioned comfort on Saturday from 1:30 -3:30. Tea includes tea sandwiches, assorted sweets, tea and beverages.



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FREEDOM GROVE MEMORIAL PARK, 1536 S. U.S. RT. 68

Urbana, Ohio is the proud home of Freedom Grove, a six-acre, Rotary Club-Sponsored Memorial Park established approximately 20 years ago. Owned by the Champaign County Board of Commissioners, the Park is located at 1378-1536 South US Highway 68, just across the parking lot from the Commissioners' offices and meeting space at 1512 South US Highway 68. Centrally located within the park is the 9/11 Memorial. A twisted iron beam from one of the fallen World Trade Center Towers memorializes the lives lost on 09/11/2001, one of whom was local Champaign County resident, Alicia Nicole Titus. Also, within the park are monuments to honor fallen soldiers and veterans from past wars; as well as an Underground Railroad Marker to honor Lewis Adams' efforts assisting slaves from the

southern United States as they made their journeys northward to Canada. Initially, the Champaign County Master Gardener Volunteers worked with the local Rotary Club to create a garden around the flag poles that consisted of Knock Out Roses, Shasta Daisies, and Salvia. In 2023, the Champaign County Master Gardener Volunteers from The Ohio State Extension Office (Champaign County) entered into a collaborative effort with the local Rotary Club to revitalize Freedom Grove. The Rotary Club focuses their time and efforts on hardscape repair and tree trimming in the park, while the Master Gardener Volunteers will be creating and planting nine additional landscape beds to showcase perennial, native, and annual flowers. The revitalized

space will be used by Master Gardener Volunteers to educate local school-age children about pollinators as part of the Master Gardeners' annual butterfly larva hatching program. Even though the landscape beds are in their infancy, there is eager anticipation of the planting of additional flowers this year to boost the beauty of the beds, all the while promoting an environment for calm and peaceful reflection within the park. The long-term goal of the local Rotary Club is to establish partnerships with like-minded organizations. The Rotary Club is accepting (NON-tax deductible) donations to assist with the cost of maintenance and beautification of the park: Rotary Club of Urbana, Freedom Grove, PO Box 660, Urbana, OH 43078

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COL. (RET.) JAY AND KATE JOHNSON HOME, 323 MIAMI ST.

Colonel and Mrs. Jay Johnson, USMC (Ret.) have lived in some houses—Colonel Johnson served in the Marine Corps. for 30 years, moving throughout his career. When the Johnsons purchased 323 Miami St. in 2020, this became their 22nd home.

What a well-cared for home it is. Built in 1842 by the pioneer family of Samuel Miller, this Greek Revival home became known as the Mosgrove House. Mr. Miller's daughter married the wealthy John Adam Mosgrove in 1842, and they inherited the home in 1845 when Mr. Miller passed away. One of the Mosgrove's daughters left the home to their daughter, Emma, who later willed the home

to her nephew, John Adams Mosgrove III. Mosgrove III's mother, Anna, inherited the home when she outlived him. Upon Anna's death in 1952, the home was willed to Mercy Memorial Hospital, who sold the home in 1954 to Mr. and Mrs. G. C. Montague.

The Montague Family worked hard to restore the home and were featured in a 1971 publication of Ohio Grange Magazine for their preservation efforts. In fact, to showcase their hard work and dedication, they would open the house up to Ohio tourists, charging adults \$1.00 and children under the age of 12 \$.50 to take a tour of nine rooms in the house.

Since purchasing the home in 2020, Col. And Mrs. Johnson have maintained the home's beauty—like the original hand-hewn ash wood floors and the hand-crafted tiger wood maple handrail that leads up their grand staircase. Their décor is a nod to both sides of their families, respectively, with antique beaded purses from 1915-1920 on display in the hallway from a grandmother and great aunts, a sign in the bar that once belonged to a Johnson Family watering hole in Parkersburg, West Virginia. Though this home has been on the Historic Home & Garden Tour in the past, this is the very first time that all three floors of the home will be open to tour-goers!



CHARLES MCLAUGHLIN AND BRANDON CLYBURN GARDEN, 310 LAFAYETTE AVE

Built in 1875, Mr. and Mrs. John McLaughlin purchased the home in the early 1900's and per an announcement in the Urbana Daily Citizen, celebrated their 50th wedding anniversary at the home in 1954. Now, their grandson, Charles McLaughlin and great-

grandson, Brandon Clyburn, maintain this family treasure. Brandon is a passionate gardener, who got his green thumb honest from his great-grandfather, John, who planted the peonies along the path back to the back of the house in the early 1900's, they are still the talk of passers-by today! In the backyard one

will find raised gardens made of metal troughs, a cozy patio that is perfect for sitting down to eat, and some featured artwork on the chimney. Brandon collects seeds and bulbs at the end of each gardening season to start in pots the following year, many of his plants are grown this way.

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MICHAEL AND KRISTEN REID 419 SCIOTO ST.

This house has seen some history! Built in 1839, this home was one illustrated in the 1874 Atlas of Champaign County, and while the exterior of this home hasn't changed much since that time, we feel certain that most everything else around the home has! In 1909, W. B. Marvin, owner of a manufacturing company in Urbana, purchased the home for his sister, Anna Marvin Johnson. The home stayed in the Johnson family for 104 years and throughout that time, saw many modern amenities added to the interior—

including electricity, indoor-plumbing, and a furnace. Prior to these updates, the inhabitants would use candles and oil lamps to light their working spaces, start a fire in one of the eight original fireplaces to warm up the rooms they were using, and likely need to pump water outside for bathing and cooking needs. In 2013, the Elliot Family purchased the home from Eleanor Fuller Johnson and did a complete renovation of the home—all the while keeping many of the charming touches to maintain its character. One will

notice that the original push button light switches are all still working, and that several original cabinets remain in the kitchen and sunroom. In addition, all doors and windows are original as well as the hardwood flooring and the ornate chandeliers. The Reid Family purchased the home in 2021 and plan to build on the prior renovations to make this home their own. They enjoy spending time outside and have enhanced the landscaping and enlarged the patio for their outdoor pleasure.



ALEX AND KATIE SCHENKEL HOME, 206 N. OAKLAND ST.

This cozy bungalow, built in 1919 as part of the Harry Grubbs Addition, was purchased in 2024 by visionaries, Alex and Katie Schenkel. This home is currently under restoration.

Harry Grubbs originally owned the farmland on Oakland Street, which was on the edge of the early 20th century Urbana industrial zone. Many local workers would use this

lot as a shortcut to get to their jobs, Grubbs got fed up and put a fence up to prevent workers from cutting through his lot. This became somewhat of a controversy, as the local newspaper reported that the City of Urbana sued him after complaints that workers had to walk several blocks out of their way to get to work. Grubbs later developed this land into lots for building.

This home itself has had many owners over the years, and had recently fallen into disrepair. The Schenkels are working to restore and refinish as much of the home as they can—removing long-glued wallpaper, stripping old paint from wooden window trim. The couple plans to bring the house to life with a nod to mid-century modern colors and accessories, all while thrifting many of the fixtures.



THE JOHNNY APPLESEED EDUCATIONAL CENTER AND MUSEUM, 518 COLLEGE WAY

The Johnny Appleseed Educational Center and Museum (JAM) is located at 518 College Way in a building locally remembered as Brown Hall. This roughly 8,000 square foot building features three floors and is built in the Victorian style. Built in 188, JAM was originally a private home built by the prominent Swedenborgian couple Dr. Thomas Moses and his wife, Hannah Cranch. Having originally hailed from Massachusetts, Dr. Thomas Moses was a natural sciences professor and later Urbana University president. Moses studied under Louis Agassiz at the Anderson School on Pekiagnese Island, offshore from Cape Cod. The household of Dr. Moses and his wife Hannah, also included her father, artist John Cranch. John Cranch was the cousin of and portraitist to U.S.

President John Quincy Adams. While living in Urbana, his studio was located on the second floor, where the museum archives and collections now reside. JAM was a private home until the 1930's when it was purchased then gifted to Urbana University by the James family. It served various functions over the years, including dormitory on the second and third floor, a student dining room and kitchen, as well as classrooms and faculty offices. The majority of changes to the original home's floorplan and its modern layout were made shortly after it was gifted to the university, to accommodate student living quarters.

While current visitors enter the museum using the side door, the original front of the home shows off beautiful

tile work and mantle carvings likely designed by artist John Cranch himself while living in the home. The first floor now houses the museum, which is dedicated to preserving and uplifting the legacy of pioneering orchardist and missionary, John Chapman, better known as Johnny Appleseed. It was recently reopened to the public after nearly four years of closure for a total redesign of the museum. The museum is open to the public Tuesdays – Thursdays, 10:00 -4:00 pm, and the first Saturday of each month throughout summer. However additional tour times can be accommodated by calling 937-206-0915. It can accommodate tour groups of up to 35 individuals at a time. The museum is free to visitors and relies completely on donations.



PATRICK AND POLLY TRENOR HOME, 60 RUE ST. CLAIR

This home holds a special place in the hearts of its owners, Patrick and Polly Trenor; the couple met here in the 1990's when they were both taking piano lessons from original home owner, Joan Patzer.

Joan and her husband, Roland owned the colonial style home since it was built in 1973, situated in the Bon Air Southwest Subdivision, Bon Air was part of the Eichelberger Family Farm, plotted in 1948 to accommodate the post-World War II boom. The land was owned by the family of General Robert Eichelberger, who was one of General Douglas MacArthur's main generals in the Pacific

Theatre. He guided American troops in the recapture of the Port of Buna in New Guinea. Development in the Bon Air addition continued into the 1990's, many homes were larger and older trees were left on the properties.

The Trenors, both having grown up and graduated from Urbana High School, left home for college and upon their college graduations in 2008, decided to return to Urbana. They only relatively recently purchased this home in 2021 for their family of five, and while they took on several home projects, in the process, they have created somewhat of a love letter to their hometown of Urbana. Polly Trenor

works as a tourism director for Champaign County, while Patrick Trenor has been the Urbana High School physical education teacher (and football coach, basketball coach, and tennis coach) for the last 16 years. Trenor family members have been dedicated to the city of Urbana for many years; both of Patrick's grandfathers served as Mayor of Urbana, while one grandfather, Tom Crowley, owned Hatton & Enright Pharmacy, the other, Clem Trenor, owned Trenor Motors, a car dealership in Urbana. Many mementos from each of these businesses, among other Urbana-related items decorate the home.

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